



For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2024-0447

*The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.*

**APPLICATION**

**Minor Variance or Special Permission**

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Prabhdeep Singh Lubana and Avinash Kaur  
**Address** 155 Richvale Dr S.  
Brampton, ON L6Z 4P6  
**Phone #** 647 624 9500 **Fax #** \_\_\_\_\_  
**Email** lubanaps@gmail.com

2. **Name of Agent** Dhwani Pathak  
**Address** 30 A KENNEDY ROAD SOUTH # 212, BRAMPTON, L6W 3E2  
**Phone #** 289-946-0033 **Fax #** \_\_\_\_\_  
**Email** projects@polygonengineering.ca

3. **Nature and extent of relief applied for (variances requested):**  
 I am applying for a Minor variance for 155 Richvale Drive S. Brampton, ON L6Z 4P6. It is a two-story brick detached dwelling. As per the zoning bylaw, an above-grade side door requires a minimum 1.20 m (4'-0") setback in the side yard. I am requesting relief from this zoning bylaw to allow an above-grade door in the side yard with a setback width of 0.94m (3'-1"). Additionally, permit this above-grade door in the side wall as an egress for the second unit having a 0.94 m pathway.

4. **Why is it not possible to comply with the provisions of the by-law?**  
 The homeowner is planning to build a legal second dwelling unit in the basement to afford the mortgage payments. The entrance for the second dwelling unit is proposed to be the as-built side door. The setback on the side of the as-built door is 0.94M (3'-1"); however, according to the zoning bylaws, a minimum setback of 1.20M (4'-0") is required.

5. **Legal Description of the subject land:**  
**Lot Number** 31  
**Plan Number/Concession Number** 43M - 929  
**Municipal Address** 155 Richvale Dr S. Brampton, ON L6Z 4P6

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.637m  
**Depth** 30.443m  
**Area** 293.37 sq.m

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

TWO STORY DETACHED HOUSE. GROUND FLOOR AREA =115.76 SQ.M  
SECOND FLOOR AREA = 102.48 SQ.M  
AREA OF PRIMARY UNIT (GROUND FLOOR+SECOND FLOOR): 218.24 SQ.M

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

TWO DWELLING UNITS

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

**EXISTING**

Front yard setback 6.03 \_\_\_\_\_  
Rear yard setback 7.55 \_\_\_\_\_  
Side yard setback 0.94 \_\_\_\_\_  
Side yard setback 1.26 \_\_\_\_\_

**PROPOSED**

Front yard setback 6.03 \_\_\_\_\_  
Rear yard setback 7.55 \_\_\_\_\_  
Side yard setback 0.94 \_\_\_\_\_  
Side yard setback 1.26 \_\_\_\_\_

10. Date of Acquisition of subject land: \_\_\_\_\_

11. Existing uses of subject property: RESIDENTIAL

12. Proposed uses of subject property: RESIDENTIAL

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 1993

15. Length of time the existing uses of the subject property have been continued: 31YEARS

16. (a) What water supply is existing/proposed?

Municipal  Other (specify) \_\_\_\_\_  
Well

- (b) What sewage disposal is/will be provided?

Municipal  Other (specify) \_\_\_\_\_  
Septic

- (c) What storm drainage system is existing/proposed?

Sewers  Other (specify) \_\_\_\_\_  
Ditches   
Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes  No

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes  No

19. Has the subject property ever been the subject of an application for minor variance?

Yes  No  Unknown

If answer is yes, provide details:

File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_

D. R. Pandya  
Dhawani Pathak  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON  
THIS 29th DAY OF NOVEMBER, 2024

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, DHWANI PATHAK, OF THE CITY \_\_\_\_\_ OF BRAMPTON

IN THE REGION \_\_\_\_\_ OF PEEL \_\_\_\_\_ SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

CITY OF BRAMPTON  
IN THE REGION OF \_\_\_\_\_  
PEEL THIS 29 DAY OF  
NOV, 2024

[Signature]  
A Commissioner etc.

Valerie Low  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 21, 2027.  
D. R. Pandya  
Dhawani Pathak  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY  
Present Official Plan Designation: \_\_\_\_\_  
Present Zoning By-law Classification: R1D-358  
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.  
Philip Gaspar Nov 22, 2024  
Zoning Officer Date

DATE RECEIVED Nov 29, 2024  
Date Application Deemed Complete by the Municipality ✓ L

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 155 Richvale Dr S. Brampton, ON L6Z 4P6

I/We, Prabhdeep Singh Lubana and Avinash Kaur  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

DHWANI PATHAK (POLYGON ENGINEERING INC)  
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 24 day of OCTOBER, 2024.

Prabhdeep Lubana, Avinash Kaur  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**

**PERMISSION TO ENTER**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 155 Richvale Dr S. Brampton, ON L6Z 4P6

I/We, Prabhdeep Singh Lubana and Avinash Kaur  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

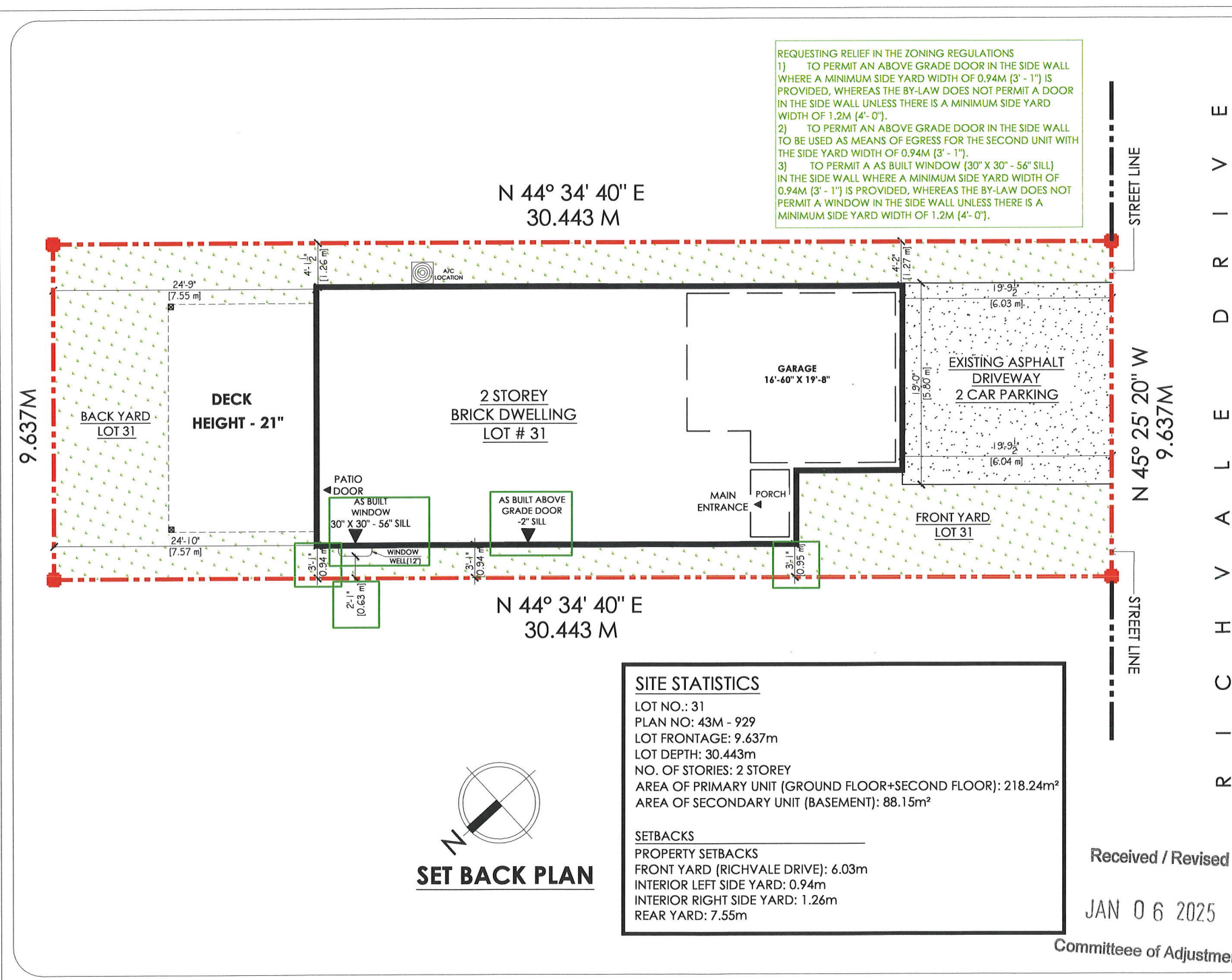
Dated this 24 day of OCTOBER, 2024.

Prabhdeep Lubana, Avinash Kaur  
Prabhdeep Lubana, Avinash Kaur (Oct 25, 2024 17:23 EDT)  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**



**General Notes**

RELEASED FOR BUILDING PERMIT

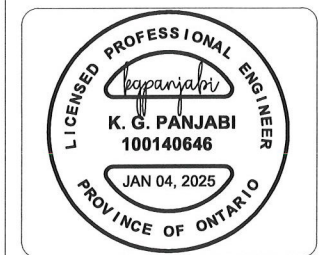
- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE CONSULTANT.
- DRAWINGS ARE NOT TO BE SCALED.

**LEGENDS:-**

- AIR REGISTER
- EXHAUST FAN
- SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- ABOVE FINISHED FLOOR
- THREE WAY SWITCH
- DUPLEX OUTLET
- SINGLE POLE SWITCH
- LIGHT FIXTURE (WALL MOUNTED)
- EMERGENCY LIGHT FIXTURE
- SPRINKLER
- DUCT SMOKE DETECTOR
- RETURN AIR GRILL

NO.	REVISION/ISSUE	DATE

**POLYGON ENGINEERING INC.**  
 30-A KENNEDY ROAD S #212  
 BRAMPTON, ON, L6W 3E2  
 projects@polygonengineering.ca  
 www.polygonengineering.ca



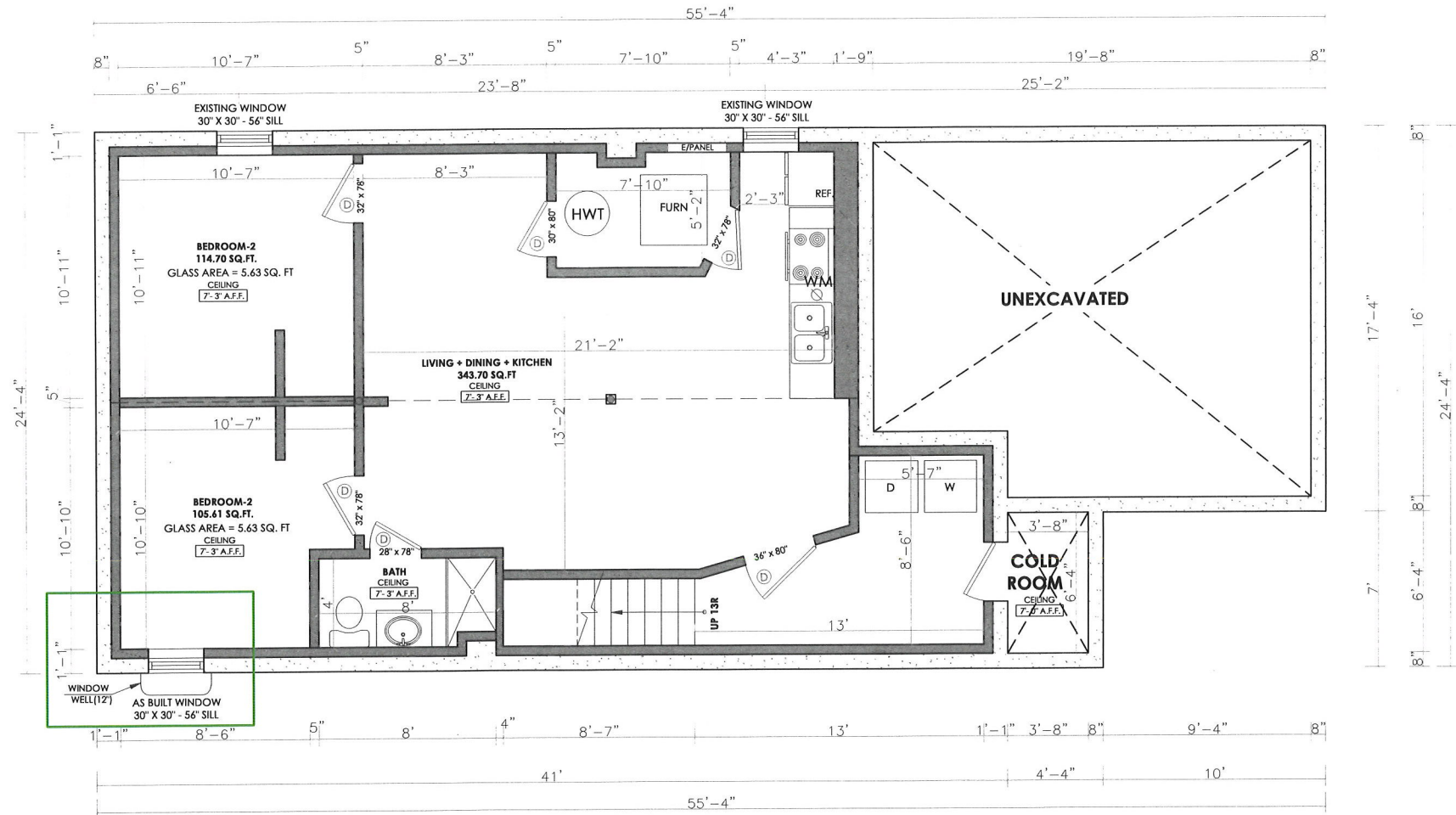
PROJECT NAME AND ADDRESS:  
**155 Richvale Dr  
 S. Brampton, ON  
 L6Z 4P6**

PROJECT ID: **BR/1258**  
 SHEET TITLE:  
**SET BACK PLAN**

CLIENT EMAIL:  
 CHECKED CONTACT:

SCALE: 1:90	SHEET NO.:
DATE: 04-JAN-2025	<b>A 100</b>
DRAWN BY: DP	
CHECKED BY: KP	

Received / Revised  
 JAN 06 2025  
 Committee of Adjustment



GROSS FLOOR AREA :948.89 SQ.FT (88.15 SQ.M)  
**AS BUILT BASEMENT FLOOR PLAN**

Received / Revised

JAN 06 2025

Committee of Adjustment

**General Notes**

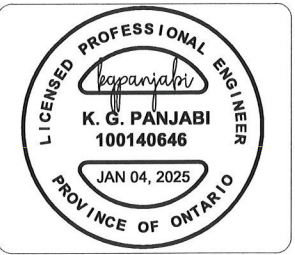
- RELEASED FOR BUILDING PERMIT
- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
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NO.	REVISION/ISSUE	DATE

**POLYGON ENGINEERING INC.**  
 30-A KENNEDY ROAD S #212  
 BRAMPTON, ON, L6W 3E2  
 projects@polygonengineering.ca  
 www.polygonengineering.ca



PROJECT NAME AND ADDRESS:  
**155 Richvale Dr**  
**S. Brampton, ON**  
**L6Z 4P6**

PROJECT ID: **BR/1258**

SHEET TITLE:  
**AS BUILT BASEMENT FLOOR PLAN**

CLIENT EMAIL:  
 CHECKED CONTACT:

SCALE:	1:70	SHEET NO.:	A 101	
DATE:	04-JAN-2025	DRAWN BY:		DP
CHECKED BY:	KP			

JAN 06 2025

Committee of Adjustment

**Explanatory Letter**

Address: 155 Richvale Dr S. Brampton, ON L6Z 4P6

Homeowner: Prabhdeep Singh Lubana (647 718 2382) Email: [lubanaps@gmail.com](mailto:lubanaps@gmail.com)

I want to apply for a Minor variance for 155 Richvale Dr. S. Brampton, ON L6Z 4P6. It is a two-story brick detached dwelling. As per the zoning bylaw, an above-grade side door requires a minimum 1.20 m (4'-0") setback in the side yard. I am requesting relief from this zoning bylaw to allow an above-grade door in the side yard with a setback width of 0.94m (3'-1").

Additionally, permit this above-grade door in the side wall as an egress for the second unit having a 0.94 m pathway.

I am also seeking a relief to permit an as-built window (30" x 30" - 56" sill) in the side wall where a minimum side yard width of 0.94m (3' - 1") is provided, whereas the bylaw does not permit a window in the side wall unless there is a minimum side yard width of 1.2m (4'- 0").

Regards,

Dhwani Pathak

Architectural Designer

Polygon Engineering Inc.

Brampton.



# Zoning Non-compliance Checklist

File No.

A - 2024-0447

Owner: Prabhdeep Singh Lubana & AVINASH KAUR

Address: 155 RICHVALE DR S

Zoning: R1D-358

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
GFA			
TOWER SEPARATION			
ABOVE GRADE ENTRANCE	To permit an existing above grade entrance in a side yard having a minimum width of 0.94m extending from the front wall of the dwelling up to the door,	whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door	10.24.1
ARU	To permit a 0.94m wide pedestrian path of travel leading to the principal entrance of a additional residential unit,	whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit.	10.16.1 (a)
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Philip Gaspar  
Reviewed by Zoning

Nov 22, 2024  
Date